139.0	0001	0004.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,135,000	/	1,135,000
USE VALUE:	1,135,000	/	1,135,000
ASSESSED:	1,135,000	/	1,135,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		LINCOLN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	AHEARN JEFFREY S
Owner 2:	AHEARN DINELI N
Owner 3:	
Street 1:	11 LINCOLN STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BURKHARDT JOHN R/ETAL -
Owner 2:	PHILLIPS KRISTIN M -
Street 1:	11 LINCOLN STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,594 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1905, having primarily Wood Shingle Exterior and 1915 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6594.000	578,000	1,000	556,000	1,135,000
Total Card	0.151	578,000	1,000	556,000	1,135,000
Total Parcel	0.151	578,000	1,000	556,000	1,135,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 592.69 | /Parcel: 592.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	GIS Ref	GIS Ref	Insp Date
88997			09/02/16

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 139.0-0001-0004.0

!10721!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	578,000	1000	6,594.	556,000	1,135,000	1,135,000	Year End Roll	12/18/2019
2019	101	FV	438,800	1000	6,594.	586,900	1,026,700	1,026,700	Year End Roll	1/3/2019
2018	101	FV	438,800	1000	6,594.	432,500	872,300	872,300	Year End Roll	12/20/2017
2017	101	FV	438,800	1000	6,594.	413,900	853,700	853,700	Year End Roll	1/3/2017
2016	101	FV	430,700	1000	6,594.	383,000	814,700	814,700	Year End	1/4/2016
2015	101	FV	400,500	1100	6,594.	321,300	722,900	722,900	Year End Roll	12/11/2014
2014	101	FV	400,500	1100	6,594.	313,900	715,500	715,500	Year End Roll	12/16/2013
2013	101	FV	400,500	1100	6,594.	299,000	700,600	700,600		12/13/2012

PRINT

Date	Time
12/11/20	01:00:01

LAST REV

Date	Time
09/08/16	14:48:21
apro	

USER DEFINED

Prior Id # 1:	88997
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10721

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BURKHARDT JOHN	45451-288		6/16/2005		786,500	No	No		
BOSHCO BRETT PE	25821-219		11/16/1995		357,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/14/2015	950	Renovate	120,800					
4/26/2011	342	Manual	8,500					REPL FRONT ENTRY
9/12/2008	1132	Manual	5,900	C		G10	GR FY10	2-4`X6` REAR ENTRY

ACTIVITY INFORMATION

Date	Result	By	Name
9/2/2016	Meas/Inspect	DGM	D Mann
7/26/2016	Left Notice	DGM	D Mann
7/26/2016	Permit Visit	DGM	D Mann
11/19/2008	Meas/Inspect	345	PATRIOT
12/29/2005	MLS	HC	Helen Chinal
11/29/1999	Mailer Sent		
11/10/1999	Measured	264	PATRIOT
7/6/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6594		Sq. Ft.	Site		0	90.	0.94	10									556,036						556,000	

Total AC/HA:	0.15138	Total SF/SM:	6594	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	556,036	Spl Credit		Total:	556,000

EXTERIOR INFORMATION

Type:	15 - Old Style
Sty Ht:	2H - 2 & 1/2 Sty
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	3 - Gambrel
Roof Cover:	1 - Asphalt Shgl
Color:	GREEN
View / Desir:	

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1905	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:		%	
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.19830275
Const Adj.:	1.00819945
Adj $ / SQ:	157.057
Other Features:	104500
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	605861
Depreciation:	27870
Depreciated Total:	577991

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8		BRs: 4			Baths: 1				HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

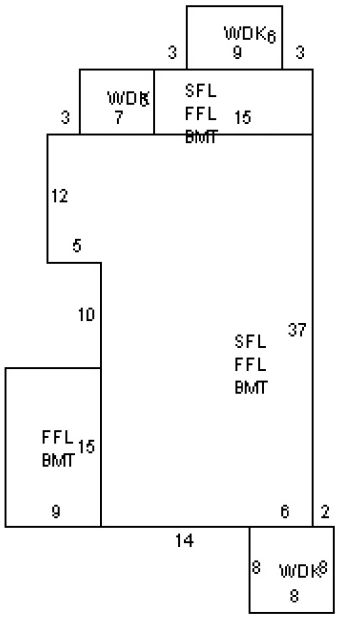
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	208.89
Special Features:	0	Val/Su Net:	186.45
Final Total:	578000	Val/Su SzAd	301.83

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,025	47.120	48,295
FFL	First Floor	1,025	157.060	160,983
SFL	Second Floor	890	157.060	139,780
WDK	Deck	160	12.350	1,976

Net Sketched Area:	3,100			Total:	351,034
Size Ad	1915	Gross Are	3100	FinArea	1915

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 139.0-0001-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	250	G	AV	2000	4.69	T	15.2	101			1,000			1,000

More:	N	Total Yard Items:	1,000	Total Special Featues:	Total: 1,000